B-4490

4031-4033 Frederick Avenue

The land on the south side of Frederick Avenue, between Mt. St. Joseph's College and Loudon Park Cemetery, was purchased by the Yale Land and Improvement Company, Ltd., of Courtland, New York. The company was created in January for the express purpose of improving land in Baltimore. In May of that year Yale hired H. C. Primrose, an engineer, to plat the land for a subdivision to be called "Rosedale." The property at 4031-33 was apparently originally part of lots 11 and 12 on the Yale plat. The 1906 map shows no structures on lots 11 or 12, and it would appear that Jones did not build any, for he deeded his property rights to Charles and Katie Wiskow in 1909. The 1914 map shows that Wiskow had constructed a frame building at 4031. This building was being used as Dumler Brothers Furniture store. The business remained at 4031 Frederick Avenue until at least 1930. By 1928 the frame building had been replaced by a brick structure two stories high, with a one story shop front. The 1932 photograph shows that it had reached its current two story front appearance. In 1914 there was no building at 4033, according to the map. The existing structure was probably built sometime in the following twelve year period by Wiskow. It was standing by 1928, apparently in its current form, and was being used as a delicatessen. In the period 1930-1936 the building at 4031 was taken over for the use of the deli and several openings were cut through the party wall between the two buildings.

Maryland Historical Trust State Historic Sites Inventory Form

MARYLAND INVENTORY OF

Survey No. B-4490

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7. Description

Condition excellent good	X deteriorated ruins unexposed	Check one unaltered X altered	Check one X original site moved date	of move	
good fair	unexposed				

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The property at 4031-33 Frederick Avenue was originally two separate commercial buildings and still retain this appearance. The principal (north) facade of 4031 is a two-story, two-bay structure with a flat roof and stucco finish. The first story has a new door in the east bay. West of this door is a three-light storefront window. Above this storefront is a pressed metal cornice. The second story has two 1/1 segmentally-arched, double-hung sash. There is a pressed metal cornice with dentils. The principal (north) facade of 4033 is a two-story, two-bay structure with a flat roof and stucco finish. The first story has a new door in the east bay and a two-light storefront window to the west. Above the storefront is a pressed metal, ogee moulded cornice. The second story has two 1/1 segmentally-arched, double-hung sash. Above them is a pressed metal cornice with end brackets and a dentil course.

The property at 4031-33 Frederick Avenue is located in the middle of a block of commercial row buildings on a major thoroughfare in the Irvington section of southwestern Baltimore City. The building faces north towards Frederick Avenue. The building was originally two separate commercial buildings and still retain this appearance. They are therefore best described individually. The principal (north) facade of 4031 is a two-story, two-bay structure with a flat roof and stucco finish. The first story has a new infill flush wood door in the east bay, with a boarded-up transom above. West of this door is a three-light storefront window in a wooden frame, with a stucco base beneath. Above this storefront is a new wood pent-roof with wood shakes, and above that a pressed metal cornice with ogee moulding that appears to be connected to that of 4029 and 4033 Frederick Avenue. The second story has two 1/1 segmentally-arched, double-hung sash with wood sills. Above them is a pressed metal cornice with ogee moulding and dentils. It appears to be connected to that of 4029 Frederick Avenue.

The east and west elevations are party walls. The south elevation has a one-story shed roof wing with a collapsed roof, and was not accessible. The second story has two segmentally-arched openings that have been boarded over.

The front entrance, on the east, opens into a small vestibule with beaded edge vertical wainscot beneath later panelling. The vestibule leads to a hallway along the east side of the building. This hallway probably led back to a stairway to the second floor, but it is now sealed off and not accessible. There is a radiator with foliate decoration on the east wall. There is also a six-panel door on the west wall that leads to a long, narrow front room on the west. This room has the storefront window on the north and the remains of wallpaper on the ceiling, underneath a later drop ceiling. A later, second room has been created within the confines of this large front room. The south wall of the front room has an entrance into a small room on the south. The roof of this room has collapsed. There are two openings from 4031 into 4033 Frederick Avenue. One is cut

8.	Sign	ificance
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Survey No. B-4490

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The land on the south side of Frederick Avenue and Loudon Park Cemetery, was purchased by the Yale Land and Improvement Company, support. Ltd., of Courtland, New York. The company was created in January for the express purpose of improving land in Baltimore. In May of that year Yale hired H. C. Primrose, an engineer, to plat the land for a subdivision to be called "Rosedale." The property at 4031-33 was apparently originally part of lots 11 and 12 on the Yale plat. The 1906 map shows no structures on lots 11 or 12, and it would appear that Jones did not build any, for he deeded his property rights to Charles and Katie Wiskow in 1909. The 1914 map shows that Wiskow had constructed a frame building at 4031. This building was being used as Dumler Brothers Furniture store. The business remained at 4031 Frederick Avenue until at least 1930. By 1928 the frame building had been replaced by a brick structure two stories high, with a one story shop front. The 1932 photograph shows that it had reached its current two story front appearance. In 1914 there was no building at 4033, according to the map. The existing structure was probably built sometime in the following twelve year period by Wiskow. It was standing by 1928, apparently in its current form, and was being used as a delicatessen. In the period 1930-1936 the building at 4031 was taken over for the use of the deli and several openings were cut through the party wall between the two buildings.

Geographic Organization: Piedmont

Chronological/Development Period: Industrial-Urban Dominance A.D. 1870-1930

Modern Period A.D. 1930-Present

Historic Period Themes: Architecture, Economic

Resource Type: Store

The 4000 block of Frederick Avenue is considered part of Irvington, though in reality Irvington was located only on the north side of Frederick. The land had been owned by Augustus Jacob Schwartz in the nineteenth century and was purchased in 1874 by C. Irving Ditty, a lawyer who married a Schwartz (probably granddaughter Augusta).

9. Major Bibliographical References

Survey No. B-4490

Baltimore City Land Records 1896, 1906 Bromley Maps; 1914 Atlas; 1928 Sanborn Map City Directories Sun Magazine 10-9-1977, pp. 64-5. Evening Sun 10-17-1950

10. Geographical Data

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Block 2538 Lot 10A List all states and counties for properties over	rlapping state or	r county boundaries	
state code	county	code	
state code	county	code	
11. Form Prepared By			
name/title Kenneth M. Short)
organization		date September 1992	
street & number 610 Regester Avenue		telephone 377-4953	

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to:

Baltimore

city or town

Maryland Historical Trust Shaw House

21 State Circle

Annapolis, Maryland 21401

(301) 269-2438

DHCP/DHCD
100 COMMUNITY PLACE
CROWNSVILLE, MD 21032-2023
514-7600

Maryland

state

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

Description (continued)

Section 7 Page 2

through in the large front room and the other in the rear room.

The principal (north) facade of 4033 is a two-story, two-bay structure with a flat roof and stucco finish. The first story has a new flush wood door in the east bay and a two-light storefront window to the west. This window has a brick sill above a stucco base, a wood frame, and dentils at the top. There is a later pent-roof with wood shakes above the storefront window which hides any other original details above the dentil course. Above the pent-roof is a pressed metal, ogee moulded cornice that is connected to 4031. The second story has two 1/1 segmentally-arched, double-hung sash with wood sills. Above them is a pressed metal cornice with end brackets, an ogee moulding above a dentil course, a stucco frieze underneath, and a moulded architrave at the bottom.

The east elevation is a party wall with 4031. The west elevation faces onto a ten foot wide alley and is built of 5-1 common bond brick. The first story has three segmentally-arched openings that are bricked up. The second story has, from north to south, four altered 6/1 wood sash, a small 1/1 sash, and two 6/6 sash, all with wood sills. There is a one-story brick wing on the south that is integral to the building and has one bricked-up, segmentally arched opening on the west elevation. The south elevation is divided into three bays on the first story, with a one-bay, one-story, projecting clapboard wing on the west. This is set on piers. The center bay has three steps down to a segmentally arched door into the cellar. The east bay has six wood steps up to a flush door, with a boarded transom above. The second story has a segmentally-arched, boarded opening in the east bay of the main block.

The interior of the first floor has a long, narrow room on the north with the entrance to the east of the north wall and the storefront window to the west. Portions of a pressed metal ceiling of small square panels with an egg and dart cornice survive under a later drop ceiling, but no other features remain. There is a radiator on the east wall toward the front and another on the west wall toward the rear. No other original features remain. The south wall has a door to the east that leads into the middle room. This room, too, has some remains of a pressed metal egg-and-dart cornice beneath a later drop ceiling. It also has original, or early, winder stairs in the southwest corner that are now partially enclosed and are in the process of collapsing. The south wall of the middle room has a door on the east into a back room. This room has partially exposed brick walls under later panelling on the north, south, and west, and old fire damage to the joists. The south wall has two doors, one on the east to the outside and one on the west into a small clapboard wing. The openings cut through the party wall into 4031 are at the south end of the east wall of the front room, and in the middle of the east wall of the rear room. The second story has suffered partial collapse and is not accessible.

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

Significance (continued)

Section 8 Page 2

He laid out three dirt streets between Frederick Avenue and Old Frederick Road, to the north, and named them Augusta, Collins, and Loudon Avenues. The name "Irvington" probably comes from Ditty's middle name. At this time there were several major institutions in the area, but little else. Loudon Park Cemetery existed to the east of the 4000 block, St. Joseph's Passionist Monastery was just to the north of the cemetery, and Mt. St. Joseph's College was several blocks to the west.

The land on the south side of Frederick Avenue, south to Maiden Choice stream, and between the college (at the western boundary line of the city, as created in 1888) and the cemetery, was purchased by the Yale Land and Improvement Company, Ltd., of Courtland, New York. The company, led by Milton Yale of Courtland, was created in January 1893, with a duration of ten years, for the express purpose of improving land in Baltimore. In May of that year Yale hired H. C. Primrose, an engineer, to plat the land for a subdivision to be called "Rosedale." What was to become the 4000 Block, between Loudon Avenue on the east and Collins Avenue on the west, was divided into fourteen equal lots of about 25 feet frontage on Frederick Avenue. By 1896 there were already two frame structures standing, one on each corner. The 1896 map also shows that Irvington had started to fill up with houses, and, more importantly, that there was a trolley line already in existence along Frederick Avenue. Indeed, the car barn for the City and Suburban Rail Way Company was located on the north side of the 4000 block of Frederick Avenue. Peter Kurtze noted in his development of an historic context for commercial architecture in Baltimore that

As streetcar lines were extended into the countryside, the value of real estate along them increased dramatically; residential development proceeded rapidly, and population grew apace. Commercial development paralleled residential expansion of the new neighborhoods.

"...[B]y the close of the nineteenth century, alert speculators had begun erecting commercial buildings along the streetcar routes. These structures usually consisted of a single row of shop fronts, although some were capped by an additional story or two of lofts or offices. Since builders assumed that more concentrated urban settlement spreading out form the city center would eventually make land along the avenues valuable for more intensive development, they generally conceived of the structures as interim improvements designed to produce enough revenue to pay the taxes and hold the property for the future. Hence these buildings were often referred to as 'taxpayers'."

...In many cases...the expected evolution from taxpayer strip to more concentrated urban development failed to materialize, because the automobile made even the most distant reaches conveniently accessible; as cities continued to expand outward, the land occupied by the taxpayer strips was not subjected to further development pressure. As a result, numerous

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

Significance (continued)

Section 8 Page 3

pre-Depression era commercial districts survive today.

This seems to explain the processes at work in the 4000 Block, as well.

The Yale company seems to have sold most of these lots on Frederick Avenue between 1894 and 1900, each with the proviso that "...no part of the land or lands hereby conveyed shall be used for the sale of any spiritous or malt liquors nor for the manufacture of the same." The lots as sold by Yale do not correspond to the lot lines that exist today, causing some confusion. The property at 4031-33 was apparently originally part of lots 11 and 12 on the Yale plat. Yale sold lots 11, 12, and 13 in 1900 and they passed hands several times. In 1906 they were purchased by Charles L. Kohlstead, a partner in the firm of Kohlstead & Childs, house and sign painters, glazers, grainers and decorators. Kohlstead's home and business were both located on Frederick Avenue extended, which was the name given to the road in the Irvington area. The following year Kohlstead leased lots 11 and 12 to Howard W. Jones for a term of 99 years and an annual rent of \$70.00. Several weeks later Kohlstead sold lots 11 and 12 to Charles Rossberg, who operated a general merchandise store one block east of Kohlstead's office on Frederick Avenue extended. Howard Jones was a physician living on Frederick Avenue near Collins Avenue in 1907. Two years later he had moved to a house at the corner of Frederick and Augusta Avenues. His office remained in the same block as that of Kohlstead. The 1906 map shows no structures on lots 11 or 12, and it would appear that Jones did not build any, for he deeded his property rights to Charles and Katie Wiskow in 1909.

Charles Wiskow had come to this country from Germany as a teenager. After several odd jobs he leased 110 acres on Old Frederick Road near Loudon Avenue and set up a dairy farm. The spring house that he used to preserve his milk and butter proved inadequate during hot spells in the summer, so to remedy this Wiskow built a pond and diverted the stream to it. In the winter he cut ice on the pond and stored it in an ice house he built. Wiskow sold the surplus ice, and there was such a demand that he eventually sold his cows and dairy equipment to Wilkins Farm Dairy in order to concentrate on ice manufacture. He also began buying property in the 4000 block and eventually built an ice-making plant at 4025-27 Frederick Avenue. By 1910 Wiskow was living at 4041 Frederick Avenue, and remained there at least through 1925. The 1914 map shows that he had constructed a frame building at 4031 with the same set-back as the brick building at 4029 (B-4489). By 1915, and probably even by 1914, this building was being used as Dumler Brothers Furniture store. The three Dumlers, Harry W., Joseph J., and William J., were living in different houses on Augusta and Loudon Avenues at this time. The business remained at 4031 Frederick Avenue until at least 1930. By 1928 the frame building had been replaced by a brick structure two stories high, with a one story shop front. The 1932 photograph does not indicate who was using the building, but clearly shows that it had reached its current two-story-front appearance.

In 1914 there was no building at 4033, according to the map. The existing

Survey No. B-4490

MARYLAND HISTORICAL TRUST STATE HISTORIC SITES INVENTORY FORM

Significance (continued)

Section 8 Page 4

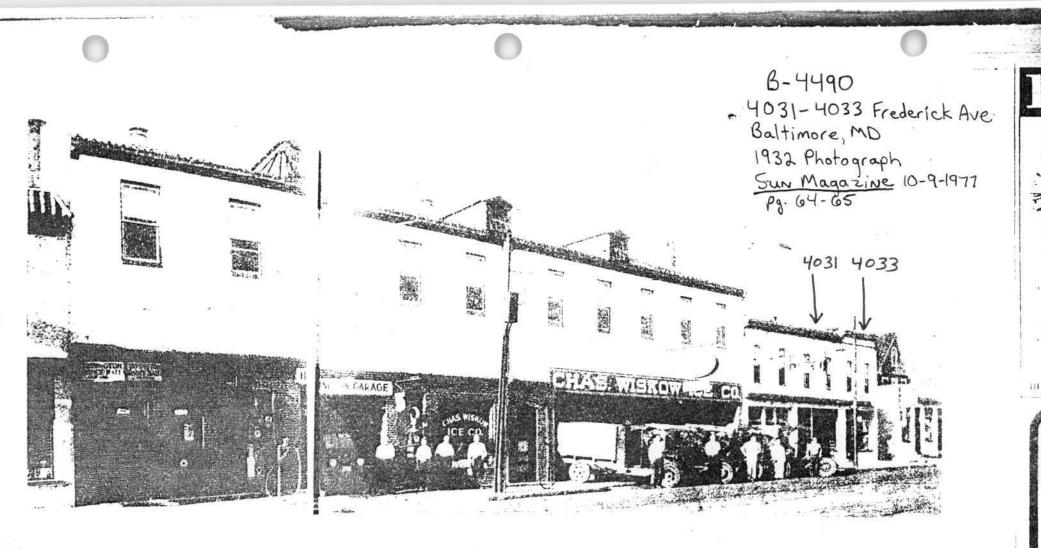
structure was probably built sometime in the following twelve year period by Wiskow, who purchased the land in 1920. It was standing by 1928, apparently in its current form, and was being used as a delicatessen by William F. Keys. By 1930 the deli was operated by William F. Rueben and by 1936 it was under the proprietorship of Arthur Heinze. Also in the period 1930-1936 the building at 4031 was taken over for the use of the deli and several openings were cut through the party wall between the two buildings. By 1940 the deli was being run by Hans Heinze. Heinze continued to operate his establishment at least until 1956, when it was known as the Irvington Delicatessen. There are no longer any interior features that can be connected with the deli operation, and the building is now in a deteriorated condition and has experienced partial collapse.

B-4490 4031-4033 Frederick Avenue

CHAIN OF TITLE

GRANTOR	GRANTEE	DATE	LIBER/FOLIO	TRANSACTION
Frank R. Lancelotta, Jr., et al, trustees	Mayor & City Council			Deed-fee simple
Frank R. Lancelotta, Sr.	Frank R. Lancelotta, Jr., et al, Trustees	1-4-1977	RHB 3430-712	Deed-fee simple
Caton Associates	Frank R. Lancelotta, Sr.	10-21-1974	RHB 3176-583	Deed-fee simple
Karl & Pearl C. Okon	Caton Associates	1-24-1974	RHB 3096-129	Deed-fee simple
Joseph & Dora Rimbach	Karl & Pearl C. Okon	10-31-1958	JFC 488-196	Deed-fee simple
Louisa A. Heinmuller, et al	Joseph & Dora Rimbach	3-31-1949	MLP 7744-414	Deed-fee simple
B. Gertrude Maxwell	George Wiskow & Louisa A. Heinmuller	12-20-1944	MLP 6688-322	Deed-fee simple
Charles Wiskow, et al	B. Gertrude Maxwell	12-20-1944	MLP 6688-321	Deed-fee simple
Charles Wiskow	George Wiskow, Gustav Herman Wiskow, & Louisa A. Heinmuller	9-14-1934	SCL 5481-113	Deed-fee simple
Minna Rossberg	Charles & Katie Wiskow	2-19-1920	SCL 3532-332	Deed
Charles Rossberg	Minna Rossberg		Wills HWJ 129-48	Bequest

GRANTOR	GRANTEE	DATE	LIBER/FOLIO	TRANSACTION
Charles L. & Katie A. Kohlstead	Charles Rossberg	2-4-1909	SCL 2478-349	Confirmatory Deed
Charles L. & Katie A. Kohlstead	Charles Rossberg	12-31-1907	SCL 2396-207	Deed
John & Gertrude Tasker	Charles L. Kohlstead	4-5-1906	RO 2231-409	Deed-fee simple
Yale Land & Improvement Company, Ltd.	Joseph Kingsley	6-7-1900	RO 1853-241	Deed-fee simple
Howard W. & Ethel Jones	Charles & Katie Wiskow	2-4-1909	SCL 2478-350	Deed
Charles L. & Katie A. Kohlstead	Howard W. Jones	12-7-1907	SCL 2391-58	Lease



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nustler. In s able to ld Frederon avenue airy farm. did well.

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resembled cross-cut saws

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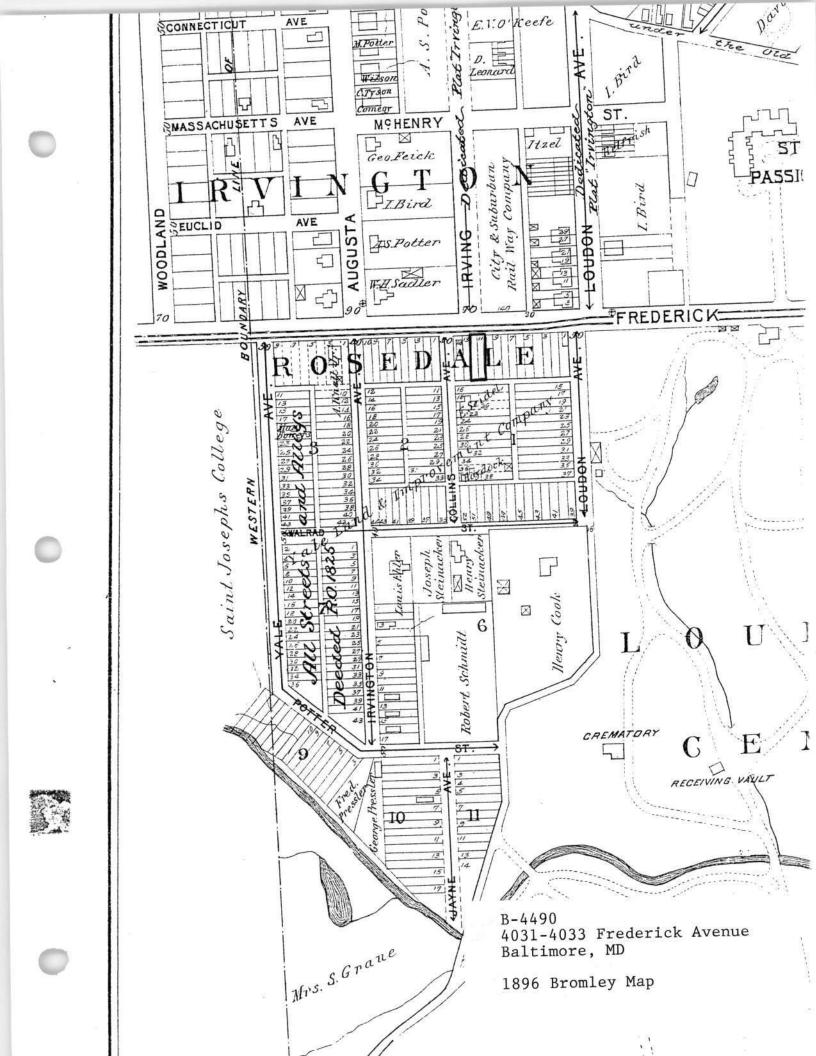


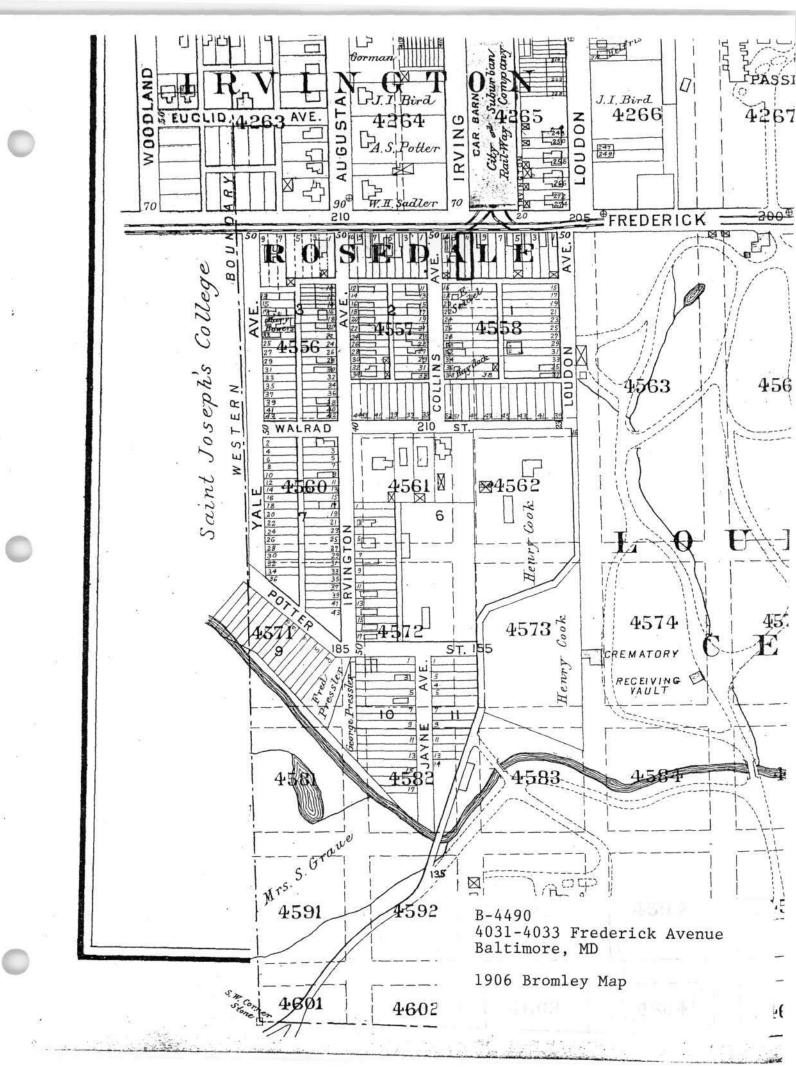
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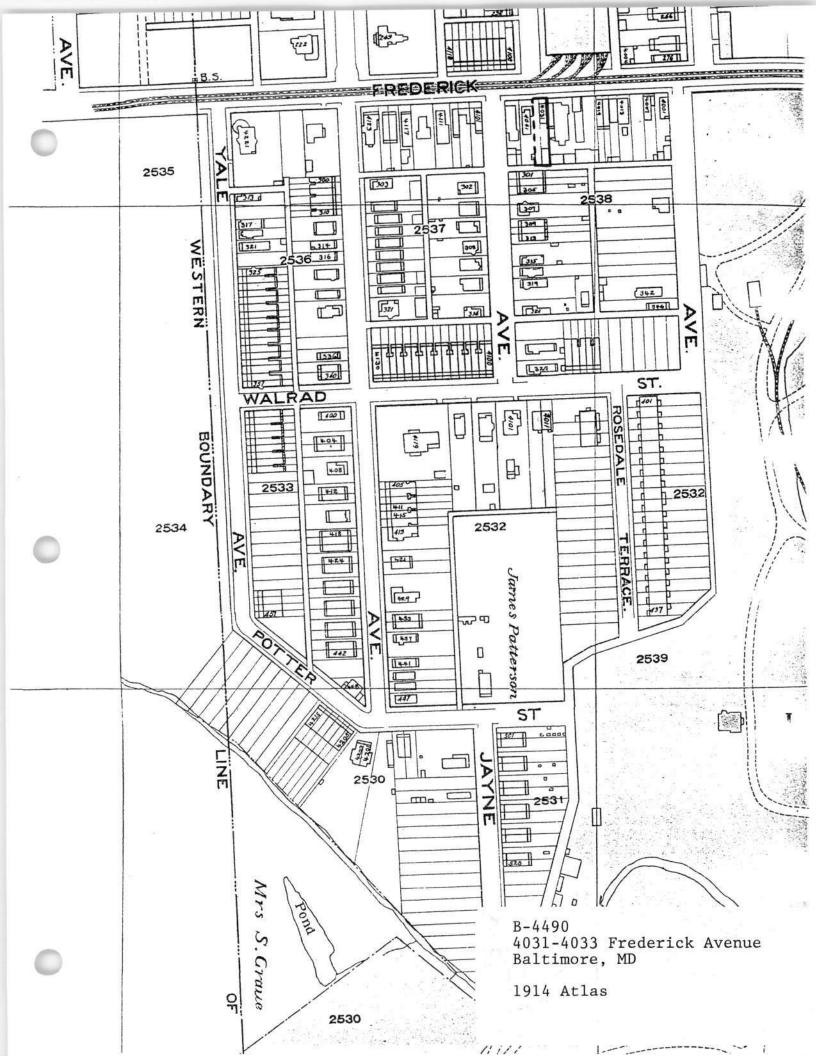
you don't see in the picture. At the became a neighborhood trial son of Grosspop's sister Katherine ran a bar Grosspop had tion by hauling wheelbarrow a bowling alley installed up stairs, also operated by Joe-Rimbach Grosspop also built could have free sno balls too an upstairs dance hall. Both. After everybody atc. all these developed a steady and profit

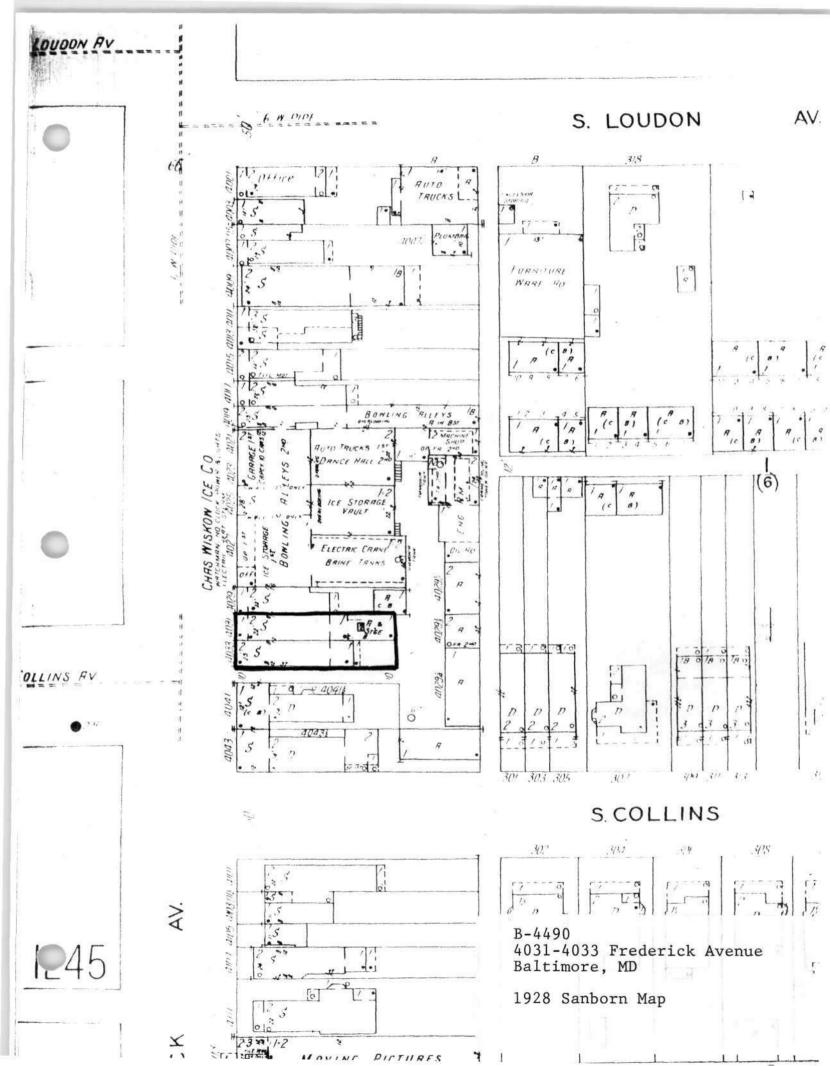
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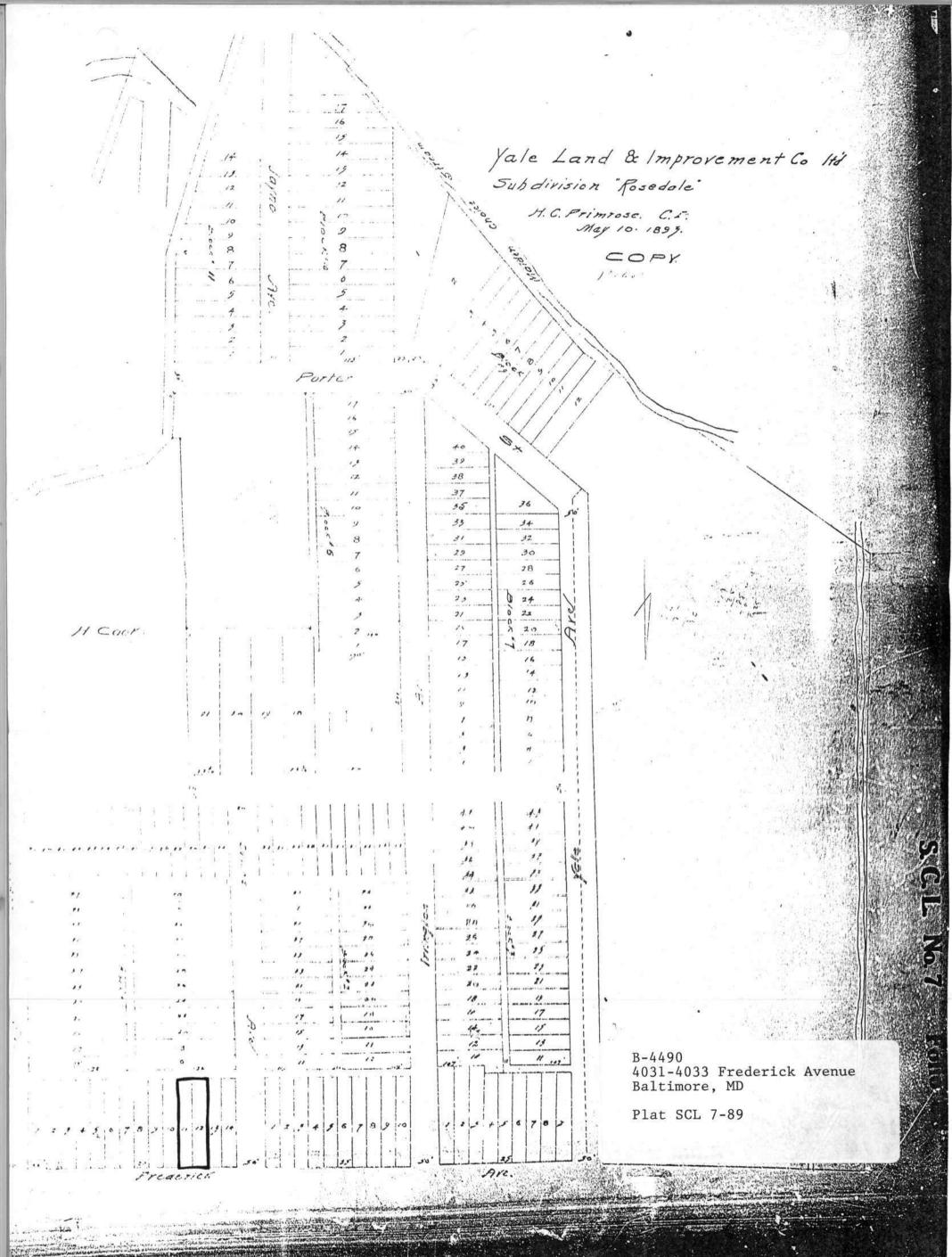
B-4489; B-4490 4029-4033 Frederick Ave PREPARED BY KMS 26 Aug 1992 First Floor Plans 4029 4031 4033 La, choor'

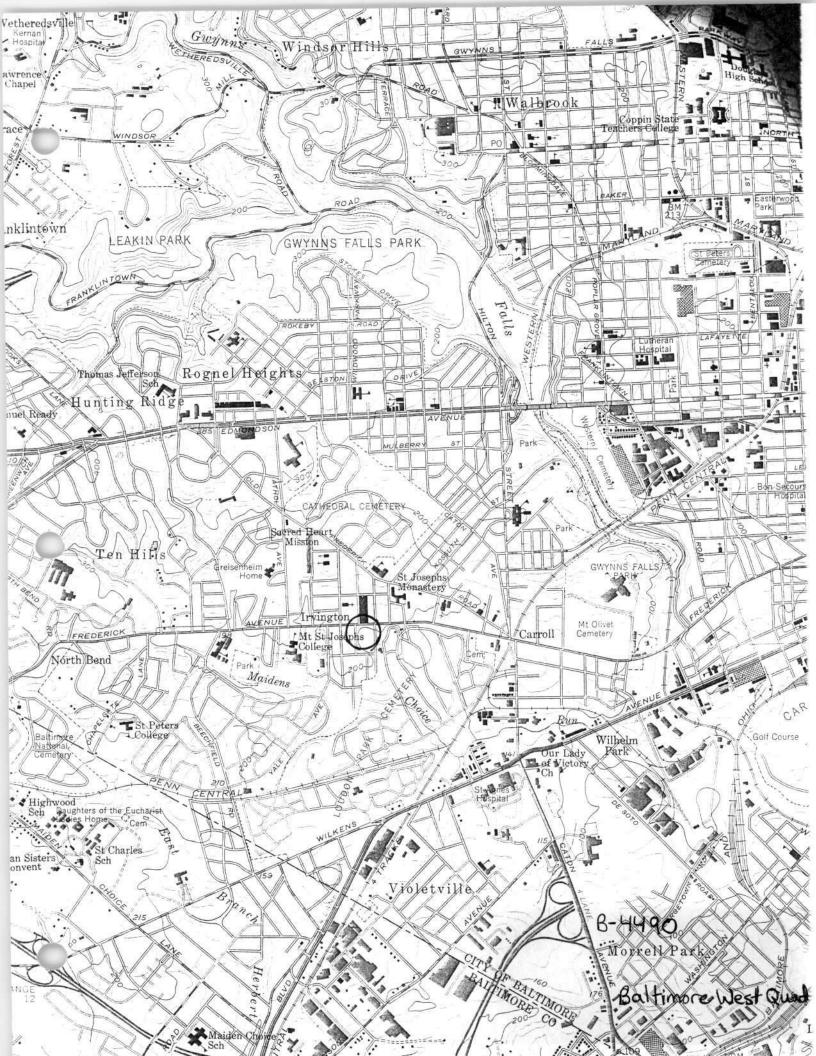




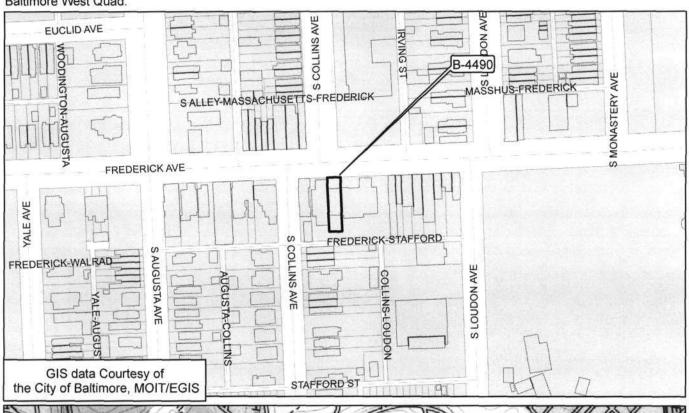


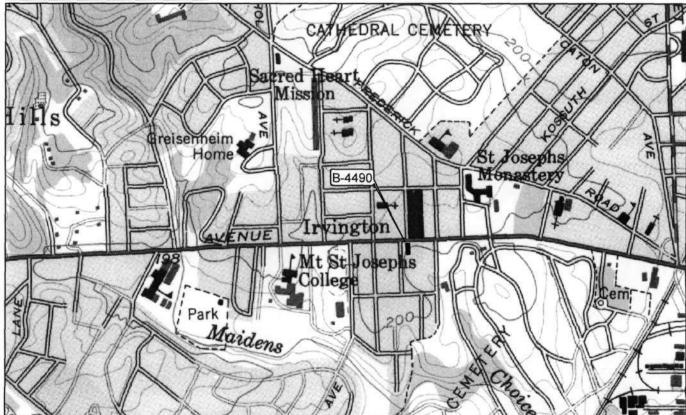






B-4490 4031-4033 Frederick Avenue (MD 144) Block 2538, Lot 009 Baltimore City Baltimore West Quad.







4031-33 Frederick Ave. B-4490 Baltimore (City), Maryland Photo: Kenneth M. Short Date: August 1992 Neg. Loc: Maryland Historical Trust North elev. 1/2



4031-33 Frederick Ave. B-4490 Baltimore (city), Maryland Photo: Kenneth M. Short Date: August 1992 Neg. Loc .: Maryland Historical Trust West & south eleus 2/2